

3. Application to alter 283 Elgin Street, a property designated under Part V of the *Ontario Heritage Act* as part of the Centretown Heritage Conservation District

Demande visant à modifier le 283, rue Elgin, une propriété désignée aux termes de la partie V de la *Loi sur le patrimoine de l'Ontario* comme faisant partie du district de conservation du patrimoine du centre-ville

Committee Recommendation

That Council approve the application to alter the building at 283 Elgin Street according to plans by Bryden Gibson Architects Incorporated (Document 5), dated August 05, 2021.

Recommandation du Comité

Que le Conseil approuve la demande visant à modifier le bâtiment situé au 283, rue Elgin, conformément aux plans soumis par Bryden Gibson Architects Incorporated (Document 5), et datée du 5 août 2021.

Documentation/Documentation

1. Acting Manager's report, Right of Way, Heritage and Urban Design Services, Planning, Real Estate and Economic Development Department, dated January 21, 2022 (ACS2022-PIE-RHU-0004)

Rapport du Gestionnaire par intérim, Services des emprises, du patrimoine et du design urbain, Direction générale de la planification, de l'immobilier et du développement économique, daté le 21 janvier 2022 (ACS2022-PIE-RHU-0004)

2. Extract of draft Minutes, Built Heritage Sub-Committee, February 8, 2022
Extrait de l'ébauche du procès-verbal, Sous-comité du patrimoine bâti, le 8 février 2022

**Built Heritage Sub-Committee
Report 24A
February 23, 2022**

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**Sous-comité du patrimoine bâti
Rapport 24A
Le 23 février 2022**

**Subject: Application to alter 283 Elgin Street, a property designated under
Part V of the *Ontario Heritage Act* as part of the Centretown Heritage
Conservation District**

File Number: ACS2022-PIE-RHU-0004

Report to Built Heritage Sub-Committee on 8 February 2022

and Council 23 February 2022

**Submitted on January 21, 2022 by Kevin Lamer, Acting Manager, Right of Way,
Heritage and Urban Design Services, Planning, Real Estate and Economic
Development Department**

Contact Person: Ashley Kotarba, Planner II, Heritage Planning Branch

613-580-2424, 23582, Ashley.Kotarba@ottawa.ca

Ward: Somerset (14)

**Objet : Demande visant à modifier le 283, rue Elgin, une propriété désignée
aux termes de la partie V de la *Loi sur le patrimoine de l'Ontario* comme faisant
partie du district de conservation du patrimoine du centre-ville**

Dossier : ACS2022-PIE-RHU-0004

Rapport au Sous-comité du patrimoine bâti

le 8 février 2022

et au Conseil le 23 février 2022

**Soumis le 21 janvier 2022 par Kevin Lamer, Gestionnaire par intérim, Services
des emprises, du patrimoine et du design urbain
Direction générale de la planification, de l'immobilier et du développement
économique**

Personne ressource : Ashley Kotarba, Urbaniste II, Planification du patrimoine

613-580-2424, 23582, Ashley.Kotarba@ottawa.ca

Quartier : Somerset (14)

REPORT RECOMMENDATION

That the Built Heritage Sub-Committee recommend that Council approve the application to alter the building at 283 Elgin Street according to plans by Bryden Gibson Architects Incorporated (Document 5), dated August 05, 2021.

RECOMMANDATION DU RAPPORT

Que le Sous-comité du patrimoine bâti recommande au Conseil d'approuver la demande visant à modifier le bâtiment situé au 283, rue Elgin, conformément aux plans soumis par Bryden Gibson Architects Incorporated (Document 5), et datée du 5 août 2021.

BACKGROUND

The property at 283 Elgin Street (also known as 277 Elgin Street) is a large red brick building located at the northeast corner of Elgin and MacLaren Streets. The property is located in the Centretown Heritage Conservation District as a category 2 building. Constructed in 1892 by Arnoldi & Calderon as Miss Harmon's School for Young Ladies, the building features four storeys, originally with a mansard roof, decorative dormers and porches. Over the years, many of these elements were altered or removed, leaving the decorative brick detailing above the third storey windows as the primary ornamental feature that is original to the building. The mansard roof was changed for a flat roof which includes exaggerated eaves and a decorative cornice, and the wooden porches have been removed. A three-storey neo-classical porch was added on the MacLaren Street façade. The building has been converted to a mixed-use building with residential on the upper floors and commercial on the ground and second floor. A first-floor addition was added to the street facing elevations in the 1980s, creating a second-floor open terrace above. A recent change in tenants has led to this application to partially enclose the second-floor terrace (Documents 1 - 3).

This application in part is a retroactive application to obtain permission for the already completed work to enclose the Elgin side of the terrace to extend the opening season. The applicant removed the wooden railing on the second-floor terrace and replaced it

with a glass retractable wall, and metal roofing. No permits under the *Ontario Heritage Act*, nor the *Ontario Building Code Act* were obtained. Minor variances are required for this application in order to permit a restaurant use on the terrace, reduced setbacks, and to obtain relief from the heritage overlay. The applicant has applied for the required permits in order to work towards compliance with the *Ontario Heritage Act* and *Ontario Building Code Act*.

The Centretown HCD was designated for its cultural heritage value as a late 19th and early 20th century residential community within walking distance of Parliament Hill. The Statement of Cultural Heritage Value notes that the “area is unique both as an early residential suburb, and as the temporary and permanent home of many of those who have governed and shaped the nation.” It features one major commercial artery, Bank Street, with Elgin Street as a secondary commercial corridor. “Centretown itself has always been an access route to Parliament Hill. There is a longstanding pattern of north/south movement through the area by outsiders. Over the years, this pattern has been supported by livery locations, streetcar routes and automobile traffic corridors”. (see Statement of Heritage Character in Document 4).

This application is to permit the alteration to the building since alterations to property in a heritage conservation district designated under Part V of the *Ontario Heritage Act* requires the approval of City Council.

DISCUSSION

Recommendation 1

This application includes the removal of the wood railing on the second-floor terrace and its replacement with a retractable glass wall and a metal roof. This retractable wall will allow for the continued use of this space in colder weather, expanding the dining area outdoors. The glass wall will retract to a glass railing in the summer months and be at full height for rainy and cooler days. The metal roof will provide shelter from the elements (Document 5).

Heritage staff raised concerns over the size, visibility and materiality of the new enclosure and how it will obscure the building and its remaining heritage attributes. The applicant worked with staff to decrease the size of the enclosure on the terrace. The

applicant has reduced the size of the glass wall to only the Elgin façade, leaving a glass railing and metal roof along the MacLaren façade. A partition wall will be installed to separate the two areas. This will allow the MacLaren façade to continue to read as a secondary residential portion of the building, while allowing the Elgin side to contribute to the lively commercial streetscape.

In addition to the enclosure constructed by the applicant (tenant), the property owner also changed the windows on the building, using similar units, changed the three-storey porch railings, and has undertaken extensive masonry restoration.

The Centretown Heritage Conservation District Study has recommendations related to additions to existing buildings. “Where new additions or alterations are introduced, they should be of sympathetic contemporary design, distinguishable from the original but compatible in form and detail. They should not detract from or overpower the original”. The glass and metal enclosed terrace are contemporary in design and materials and is distinguishable from the heritage building. By minimizing the amount of full enclosure on the terrace, the impacts to the building are minimized and it does not overpower the structure.

Similarly to the Centretown Heritage Conservation District Study recommendations, the *Standards and Guidelines for the Conservation of Historic Places in Canada* has guidance on additions. This document has been adopted by City Council to be used for reviewing heritage applications. Standard 11 states:

Conserve the heritage value and character-defining elements when creating any new additions to an historic place or any new construction. Make the new work physically and visually compatible with, subordinate to and distinguishable from the historic place.

As mentioned above, the addition is distinguishable from the historic place through the use of contemporary materials. Compatibility and subordination is achieved by reducing the amount of the terrace that is fully enclosed. Rather than a glass wall enclosing the entire terrace, the portion along MacLaren Street will contain only a glass railing and metal roofing. Standard 12 speaks to reversible interventions. The enclosure and roofing can be removed at a later date without damaging the character-defining elements, including the decorative brickwork, cornice and three-storey porch.

In order to further mitigate the impact of the new structure on the character of the historic building, staff have recommended to the applicant and property owner that the cornice and MacLaren Street porch be repainted in a lighter, more historically appropriate colour scheme.

Conclusion

Heritage staff do not object to this application. While this enclosure created more mass in front of the building, obscuring it partly from view, this intervention is reversible without significant damage to the historic fabric of the building. Furthermore, the enclosure will allow for the continued usage of the space and will help contribute to the lively traditional mainstreet character of Elgin Street.

Provincial Policy Statement

Staff have reviewed this proposal and have determined that it is consistent with the Provincial Policy Statement, 2020.

RURAL IMPLICATIONS

There are no rural implications associated with this report.

CONSULTATION

The plans were posted on the City's Development Application website on December 20, 2021.

Heritage Ottawa was notified of this application on December 21, 2021.

The Centretown Citizen Community Association was notified on December 21, 2021.

Neighbours within 30 metres of the subject property were notified of the application and meeting dates and offered the opportunity to provide written or verbal comments.

COMMENTS BY THE WARD COUNCILLOR

The Ward Councillor is aware of this report.

LEGAL IMPLICATIONS

There are no legal implications associated with this report.

RISK MANAGEMENT IMPLICATIONS

There are no risk management implications associated with the recommendations of this report.

ASSET MANAGEMENT IMPLICATIONS

There are no asset management implications associated with this report.

FINANCIAL IMPLICATIONS

There are no direct financial implications.

ACCESSIBILITY IMPACTS

There are no accessibility impacts associated with this report.

ENVIRONMENTAL IMPLICATIONS

There are no environmental implications associated with this report.

TERM OF COUNCIL PRIORITIES

This project addresses the following Term of Council Priority:

- Thriving Communities: Promote safety, cultural, social and physical well-being for our residents.

APPLICATION PROCESS TIMELINE STATUS

The statutory 90-day timeline for consideration of this application under the *Ontario Heritage Act* will expire on May 4, 2021.

SUPPORTING DOCUMENTATION

Document 1 Location Map

Document 2 Photographs

Document 3 Heritage Survey Form

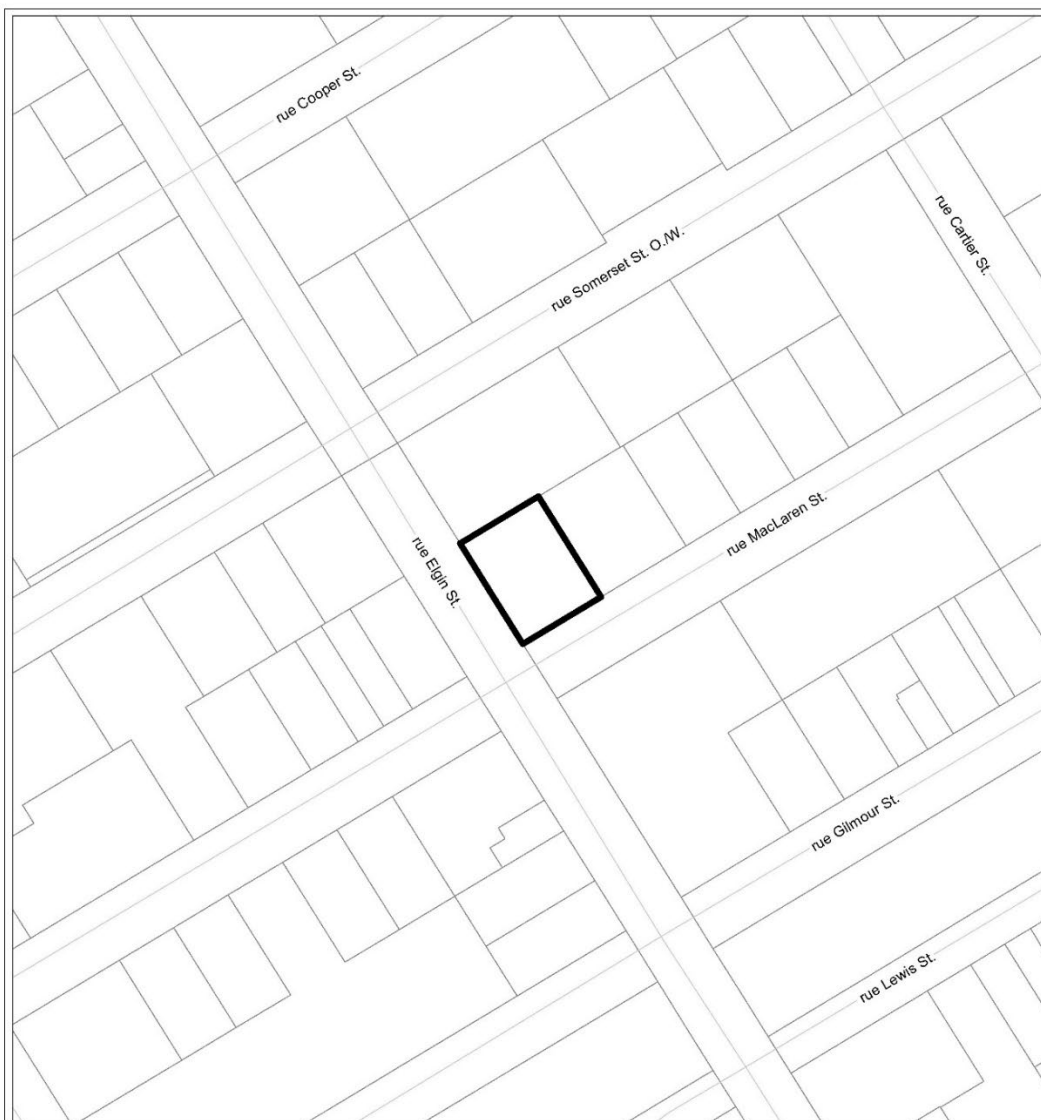
Document 4 Centretown Statement of Heritage Character

Document 5 Elevations and Renderings

DISPOSITION

Office of the City Clerk, Council & Committee Services, to notify the property owner and the Ontario Heritage Trust (10 Adelaide Street East, 3rd Floor, Toronto, Ontario, M5C 1J3) of Council's decision.

Document 1 – Location Map



		LOCATION MAP / PLAN DE LOCALISATION HERITAGE / PATRIMOINE	
D09-01-ELGI283	21-1526-L		283 rue Elgin St.
I:\COV2021\Heritage\Elgin_283			
<small>©Parcel data is owned by Teranet Enterprises Inc. and its suppliers All rights reserved. May not be produced without permission. THIS IS NOT A PLAN OF SURVEY</small>			
<small>©Les données de parcelles appartiennent à Teranet Enterprises Inc. et à ses fournisseurs. Tous droits réservés. Ne peut être reproduit sans autorisation. CE CI N'EST PAS UN PLAN D'ARPENTAGE</small>			
REVISION / RÉVISION - 2021 / 12 / 06		 <small>1:27 TO SCALE</small>	

Document 2 – Photographs

Photos prior to new enclosure



View from southwest corner, Google Streetview 2020



View of Elgin Street façade, Google Streetview 2020



View of MacLaren Street façade, Google Streetview 2020

Photos of new enclosure



View from southwest corner, December 2021



View of Elgin Street façade, December 2021



View of MacLaren Street façade, December 2021

Document 3 – Heritage Survey Form

CITY OF OTTAWA
 DEPARTMENT OF PLANNING & DEVELOPMENT
 COMMUNITY PLANNING BRANCH

HERITAGE SURVEY
 AND
 EVALUATION FORM

BUILDING FILE NO.
 HERITAGE DISTRICT FILE NO.
 OHR 4305-0200

Municipal Address: 283 Elgin St. (Legal: 277-83)
 Building Name: (My Cousin's Restaurant)
 Legal Description:
 Date of Construction: 1879-1901
 Original Use: Public/Residential
 Present Use: Commercial/Residential
 Present Zoning: C1-C (3.0) *35*
 Planning Area: Centretown

Lot: Pt Lots 7 and 8 Elgin E Block: 287 (F.I.P.) Plan: 15558
 Additions: 1902-12
 Original Owner:
 Present Owner: Ferris Eyamie

PHASE ONE SURVEY

Potential Significance	Considerable	Some	Limited	None
	(Pre- 1870 - 1915)	(1915 to 1940)	(1940 to 1965)	(1965 to present)
History				
(Date of Construction)	3	2	1	0
Architecture	3	2	1	0
Environment	3	2	1	0
(Landmark or Design compatibility)				

Phase One Survey Score /9
 Potential Heritage Building Yes/No
 Potential Heritage District Yes/No
 Prepared By:

PHASE TWO EVALUATION RESULTS
 (Summarized from Page 4)

Category 1 2 3 4

Part V Definite Yes/No
 Part IV Potential Yes/No

If PART IV, By-law/Date:

IF PART V:

HERITAGE DISTRICT NAME:
 Centretown

BY-LAW/DATE:

COMMENTS:



PHOTO DATE: Fall 1995
 VIEW: E
 SOURCE: K. Deevey
 NEGATIVE NUMBER: FA 30

HISTORY

PREPARED BY: M. Carter

DATE: Fall 1995

Date of Construction:

Factual/Estimated

Sources:

Trends:

Events:

Persons/Institutions:

Summary/Comments On Historical Significance:

Historical Sources (Coded):

ARCHITECTURE

PREPARED BY: J. Smith

DATE: Winter 1996

Architectural Design (Plan, Storeys, Roof, Windows, Materials, Details, Etc.): 4 storey apartment block, commercial lower. Decorative brick veneer, projecting wood balconies on South side, commercial front added around building

Architectural Style: vernacular Edwardian

Designer/Builder/Architect:

Architectural Integrity (Alterations): Excellent. Storefront added

Other (Structure, Interior, Building Type, Etc.):

Summary/Comments On Architectural Significance: Very good example of turn of the century apartment block design.

ENVIRONMENT

PREPARED BY: J. Smith

DATE: Winter 1996

Planning Area: Centretown

Heritage Conservation District Name: Centretown



PHOTO DATE: Winter 1996
VIEW:
SOURCE:
NEGATIVE NUMBER: J-23

Compatibility With Heritage Environs: Very compatible with residential/commercial environment

Community Context/Landmark Status:

Summary/Comments On Environmental Significance: Reinforces heritage residential/commercial character.

Document 4 – Centretown Heritage Character Statement

Centretown has always been a predominantly residential area, functionally linked to Parliament Hill and the structures of government. Over the past century, it has housed many individuals important to Canada's development as a nation.

The built fabric of this area is overwhelmingly residential. It is dominated by dwellings from the 1890-1914 period, built to accommodate an expanding civil service within walking distance of Parliament Hill and government offices. There is a wide variety of housing types from this period, mixed in scale and level of sophistication. It had an early suburban quality, laid out and built up by speculative developers with repetitive groupings.

There is a sprinkling of pre-1890 buildings on the north and south perimeters, which predate any major development. There are also apartment buildings constructed and redeveloped during the 1914-1918 period in response to the need to house additional parliamentary, military, civil service and support personnel. In the recent 1960-1990 period, the predominantly low-scale environment has been punctuated by high-rise residential development.

Over the past century, this area has functioned as soft support for the administrative and commercial activity linked to Parliament Hill. In addition to residences, it has accommodated club facilities, organizational headquarters, institutions, professional offices and transportation services, all associated with Ottawa's role as national capital. Conversely, many of the facilities that complement Centretown's existence as a residential community have traditionally been situated in the blocks between Laurier and Wellington, closer to Parliament Hill.

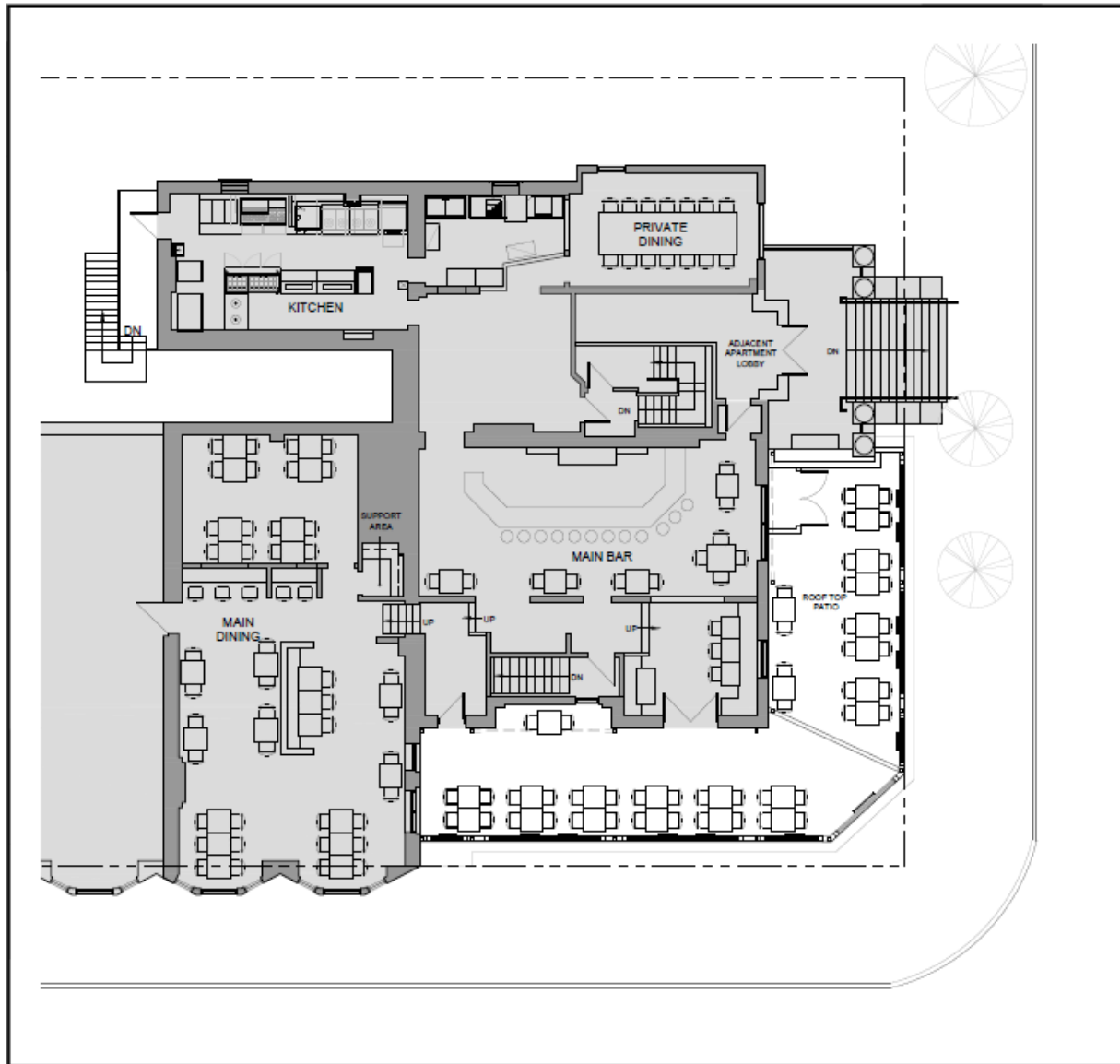
Centretown has one major commercial artery, Bank Street. This street predates the community of Centretown both as a commercial route and as the major transportation corridor between Parliament Hill and outlying areas to the south. Bank Street has always serviced the entire area, with secondary commercial corridors along Elgin Street, Somerset Street and Gladstone Avenue in select locations and time periods. The Bank Street commercial corridor broadens onto associated side streets in periods of intense pressure, then narrows back to the street itself with commercial activity in decline.

Centretown itself has always been an access route to Parliament Hill. There is a long-standing pattern of north/south movement through the area by outsiders. Over the years, this pattern has been supported by livery locations, streetcar routes and automobile traffic corridors. Long distance travellers have traditionally arrived on the transportation corridor that marks the south boundary of the area --originally the Canadian Atlantic Railway and later its replacement, the Queensway. Travel within Centretown occurs east/west radiating from Bank Street.

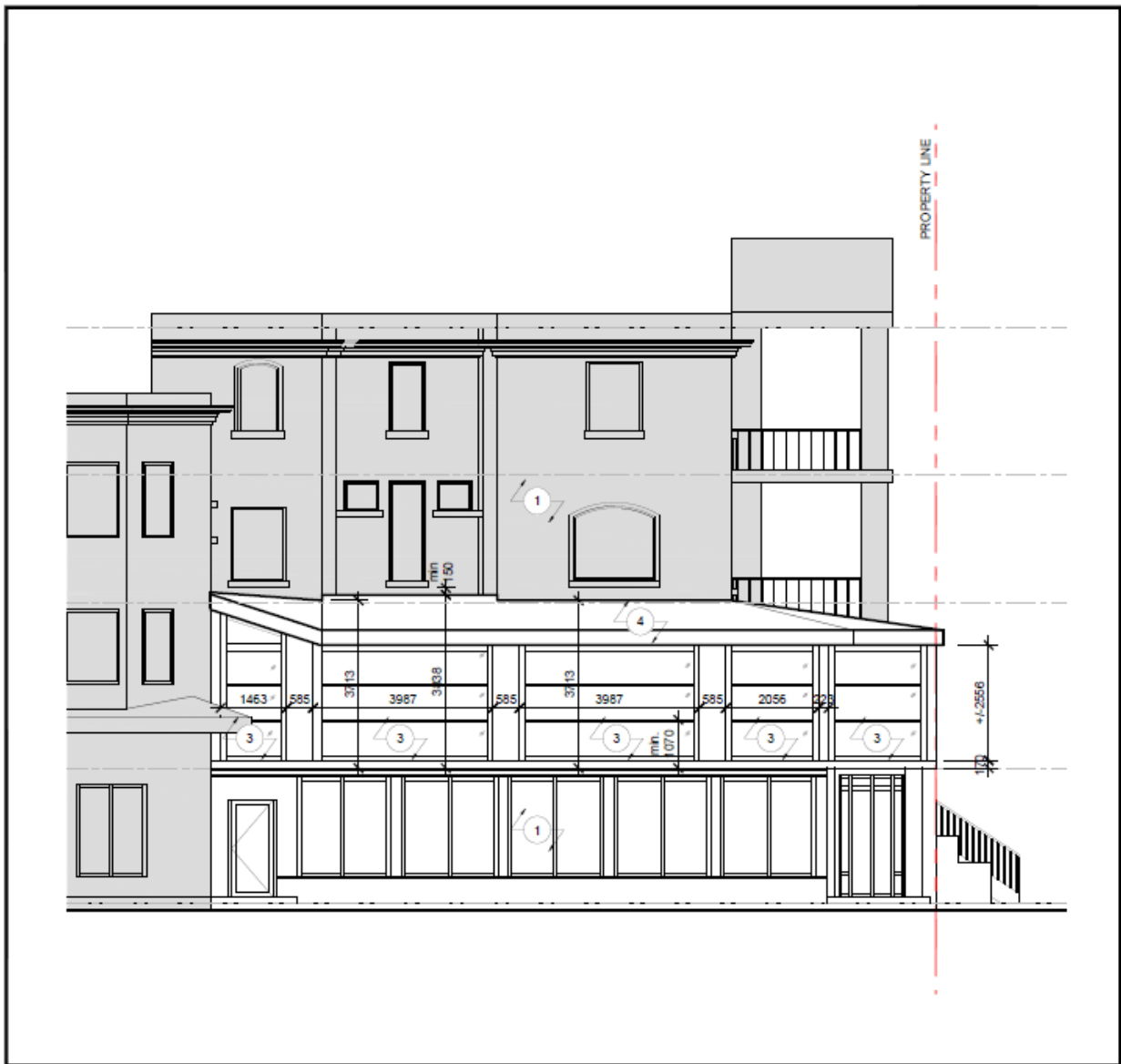
As the federal government's residential quarter, planning initiatives in Centretown have been influenced by both federal and municipal authorities. Federal intervention in this area has established some of its unusual qualities such as the formal emphasis on the Metcalfe Street axis, early enhancement of its residential quality, and a number of its parks and services. The streetscapes have traditionally been enhanced by extensive public tree planting and other hard and soft landscape features, many of which have been in decline since the period of extensive tree removal in the 1930s and 40s. However, the scale and texture of the heritage streetscape are still discernable.

This area is unique both as an early residential suburb and as the temporary and permanent home of many of those who have governed and shaped the nation.

Document 5 – Elevations and Renderings



1 Second Floor Plan
A2 Scale = 1:150



1 Elgin Street Elevation
A6 Scale = 1:100

Elgin Street façade with fully operational glass wall.



1 MacLaren Street Elevation
A7 Scale = 1:100

MacLaren Street elevation with only glass railing and metal roof.



Overall View

283 Elgin Street

2021/12/06



VIEW FROM INTERSECTION

283 Elgin Street

2021/12/06



VIEW FROM ELGIN STREET

283 Elgin Street

2021/12/06



VIEW FROM MACLAREN ST.

283 Elgin Street

2021/12/06